

SOLHAVEN

BY CADRE



RESIDENCES AND FLEXI-HOMES

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Welcome to the Village

Welcome to Solhaven. A visionary micro-village fostering a holistic, interconnected community that prioritises mental health and wellness through thoughtfully designed shared spaces. This destination precinct has been pioneered by local developers CADRE in like-minded collaboration with Tycorp, Cera Stribley, LARC and Finding Infinity to deeply consider the feelings and experiences of the people who will live and enjoy the new neighbourhood. Applying user-centred design principles, the Village prioritises the needs of the Northern Rivers to realise a place shaped by empathetic design gestures.



Live in Abundance

Solhaven is a globally transformative community that fosters fluid living and working patterns anchored by health, social connections, and sustainability. The precinct effectively addresses urban challenges like loneliness and burnout through an empathetic design and environmentally conscious approach. Featuring a unique blend of flexi-homes, light industrial spaces, and creative offices, it promotes walkability and social interaction within a vibrant, nature-centric environment. The Village Heart and Wellness Park are central pillars, creating a thriving ecosystem that cultivates a vibrant, purpose-driven community atmosphere.



Residences and Flexi-homes

Designed by Cera Stribley, Flexi-homes are architecturally led, future-proofed reconciliations between striking homes and agile workplaces. Constructed from low-impact materials using passive house principles, each home is visually beautiful, efficient, and supportive of discerning living patterns. Flood-resistant, dual-income, and thoughtfully designed with building biology in mind, Flexi-homes are breathable, turn-key abodes where rattan, tumbled limestone, polished concrete, and porcelain create resonant connections to the surrounding subtropical landscaping.



Find Comfort Here

Embrace a lifestyle that harmonises with nature by aligning your daily routine with our natural rhythms, starting your day with the revitalising energy of morning exercise and a wholesome breakfast. This mindful approach enhances productivity and replaces the traditional commute with opportunities for personal growth and well-being, allowing you to cultivate a fulfilling work/life balance in a verdant and nurturing environment.



Living Spaces

Flexi-home living spaces gently fuse form and function to redefine the paradigm for coastal living. By thoughtfully embracing the subtropical landscape, they distil the essence of their surroundings, marrying natural elegance with a rational, resolved aesthetic. Generous interiors imbued with light, texture, and an intuitive sense of space create a profound sense of calm, while a considered use of natural materials—rattan, porcelain, limestone, wool—imbues the spaces with an unmistakable sense of warmth and human connection.



Kitchens

Kitchens exemplify a harmonious blend of aesthetics and functionality, featuring Miele appliances and clean joinery compositions seamlessly integrated with natural materials and bathed in the gentle play of light from the surrounding greenery. Thoughtful design pillars prioritise ample storage for convenience while emphasising sustainability with energy-efficient and low-carbon technologies. This meticulous arrangement lends to homes exceeding environmental sustainability design (ESD) standards and facilitates a comfortable, beautiful, efficient culinary space.



Bathrooms

Bathrooms are spacious dedications to ritual and retreat. Awash with natural light by day and ambient lighting by night, they are cohesive spaces layered in **tumbled limestone** to radiate warmth and a zen-like quality. Chrome hardware and dual sinks bring a touch of sleekness, while louvred windows for ventilation are a contextual nod to the local architectural vernacular. Floating stone vanities with oversized mirrors mediate between sophistication and purpose, while timeless tonal palettes in a beige spectrum and ochre veining moments introduce a vibrant visual joy.



Unique flexi Space

Flexi-homes are designed to be versatile, combining natural light, eco-friendly materials, and passive house principles to promote energy efficiency. Spanning three levels, these homes offer adaptable spaces for personal and professional use, catering to individuals like tech enthusiasts, entrepreneurs, and creatives who seek a seamless blend of private living and functional work areas in a beautifully crafted environment underpinned by empathetic design gestures.

Add copy in about how the laneways create opportunities for casual encounters amongst village residents



Make the Flexi-Space Work for You

Flexi-homes epitomise a future-oriented approach to living, integrating features like surfboard wash-down hoses, EV charging points, and bike hooks into intelligent layouts that cater to global and local aspirations. With agility as a foundational principle, these homes meet the evolving demands of modern life and foster community through their design. They promote social interactions and intergenerational connections while maintaining high architectural standards and encouraging an aspirational lifestyle in the Northern Rivers region.



Adapt to your Needs

The concept of flexi-homes seamlessly integrates the relaxed, California-inspired surf culture with forward-thinking design, amenities, and technology, effectively bridging the gap between desirable living spaces and functional work areas. By striking a balance between visual cohesion and distinction, these homes create refined, versatile environments that prioritise social connection and environmental sustainability. This results in a unique and impactful living experience that adapts effortlessly to the demands of modern life.



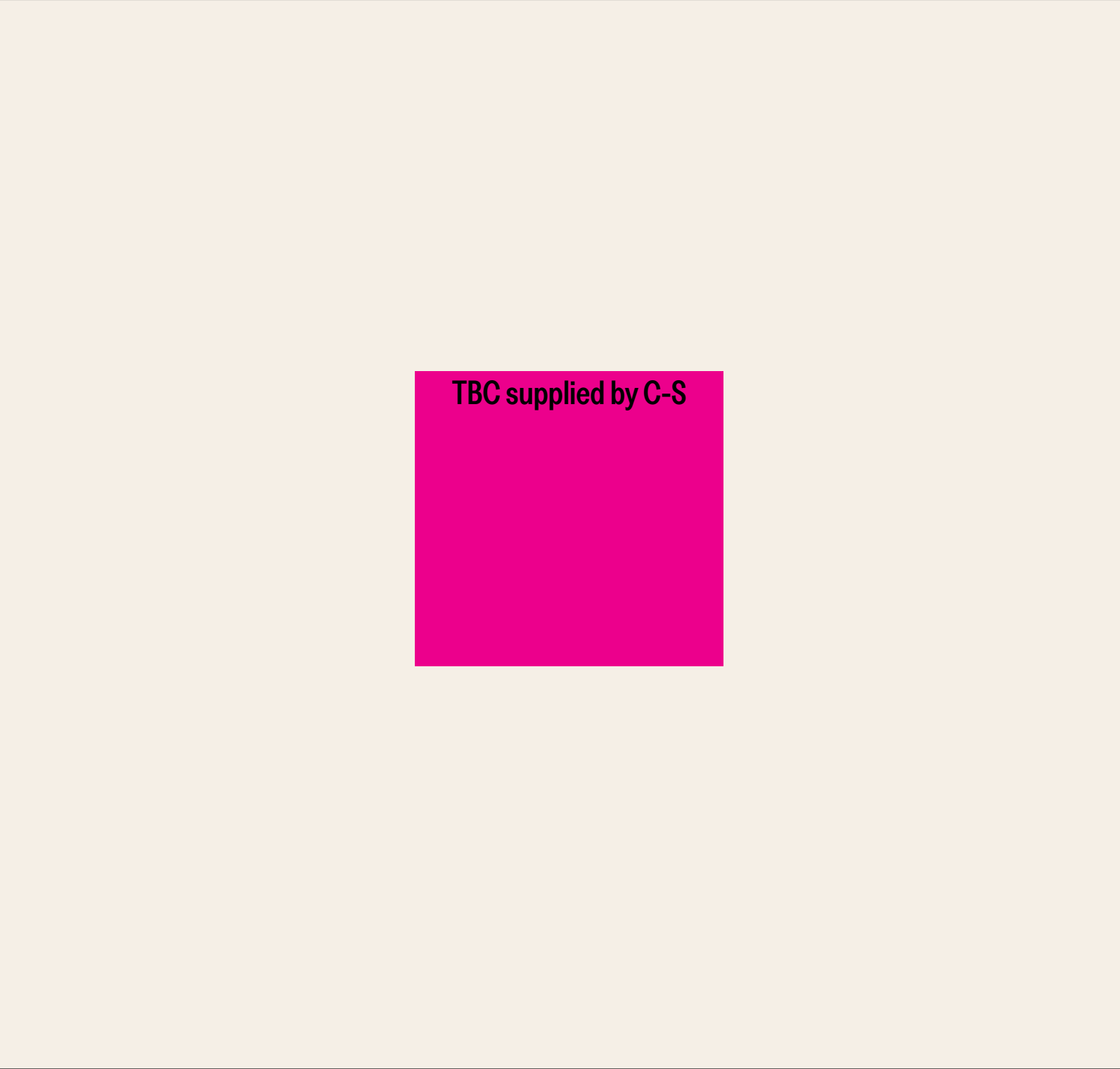
FROM LEFT TO RIGHT(1)Artist Studio
(2)Office (3)Music Room (4)Second Living
(5)Retial space



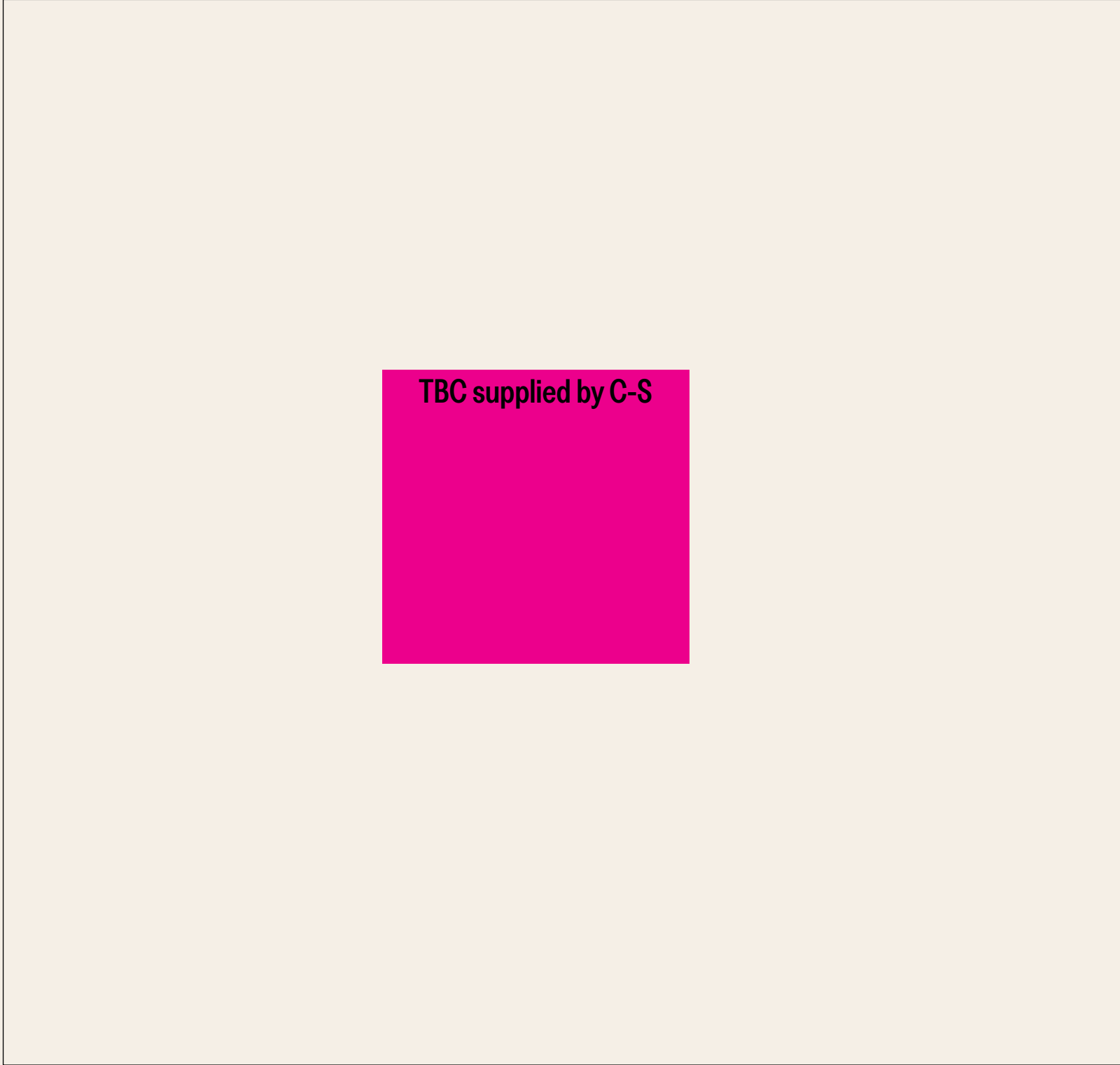
Flexible Space That Can Change With You

Sustainable living at Solhaven goes beyond environmental considerations; it ensures our homes are adaptable spaces that reflect the ebb and flow of our lives, accommodating our evolving needs as individuals and families. As we progress through different life chapters—from establishing work-life balance in our first homes to nurturing family connections and embracing community support—the ability for our living environments to evolve alongside us is crucial. This dynamic adaptability fosters a deeper connection to our surroundings, ultimately enhancing our sense of belonging and fulfilment in the spaces we inhabit.

Office Test Fit



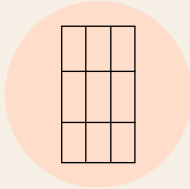
Artist Studio Test Fit



Building Biology

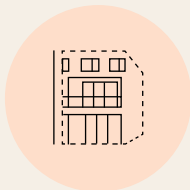
Solar PV on Roof

Installing solar PV panels to generate electricity



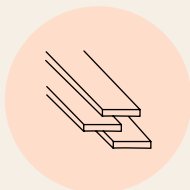
High Performance Building Envelope

Including insulation, glazing and airtightness to reduce reliance on HVAC and improve occupant comfort



Considered Material Selection

Including insulation, glazing and airtightness to reduce reliance on HVAC and improve occupant comfort



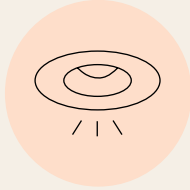
Productive Gardening Capability

Increase self reliance and reduce the urban heat island effect



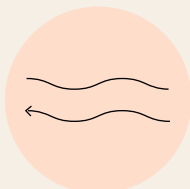
Effecient LED Lighting

Installing energy efficient lighting to reduce energy consumptions and bills



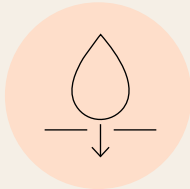
Mixed Mode Ventilation

Operable windows and celing fans allow for effective ventilation



Permeable Grounds

Favouring paving products that allow for planting and garden ground cover



Building biology plays a transformative role in the design of Solhaven's built environment, ensuring it provides shelter while enhancing health and well-being. With Australia's unique challenges of high UV exposure, extreme temperatures, and pesky pests, embracing building biology means creating nurturing spaces that protect us from diseases like mould-related illnesses, choosing eco-friendly materials and devising energy-efficient designs so we can craft homes that are not just beautiful but also sustainable and resilient.

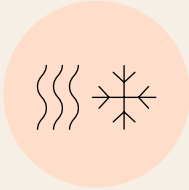
Heat Pump Hot Water Unit

Decentralised effecient heat pump domestic hot water for each unit to reduce running costs and energy consumption



Efficient HVAC

Installing efficient air conditioning to reduce running costs and carbon emissions



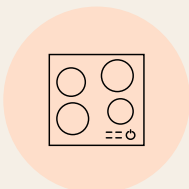
Effienct Fixtures and Fittings

Choosing water efficient fixtures and fittings to reduce water bills and increase water resilience



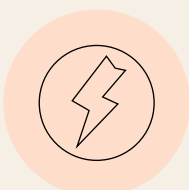
Electric Appliances

Avoiding gas connection, only installing induction and electric appliances



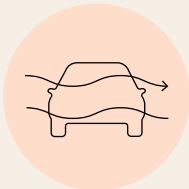
Energy Efficient Appliances

Instealling energy efficient appliances to reduce energy consumption and bills



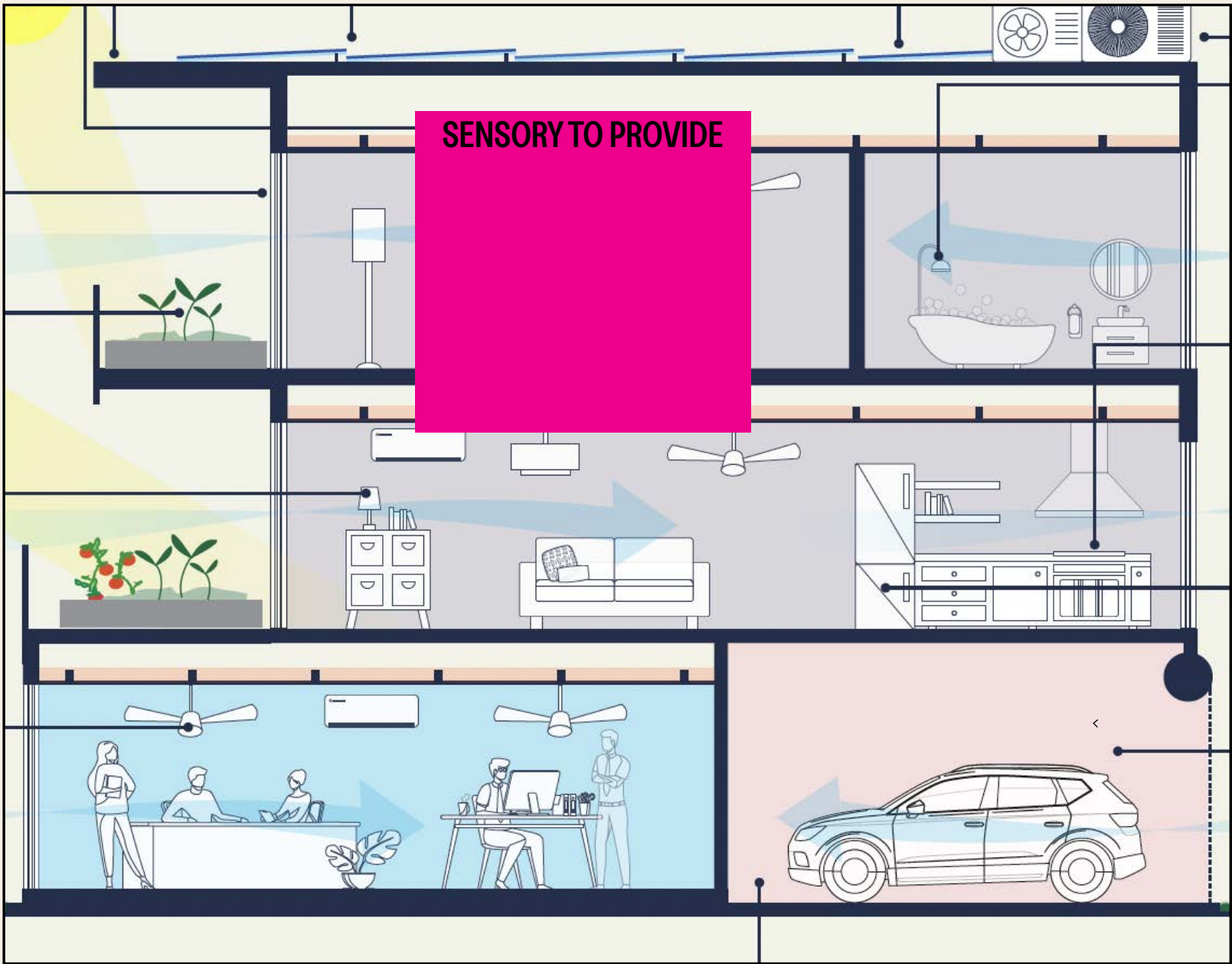
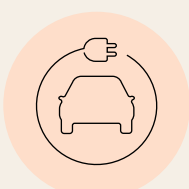
Naturally Ventilated Car Park

Naturally ventilated car park to reduce reliance on mechanical ventilation and reduce energy consumption



Provision of EV Charging

Provision of power point for EV charging in garages

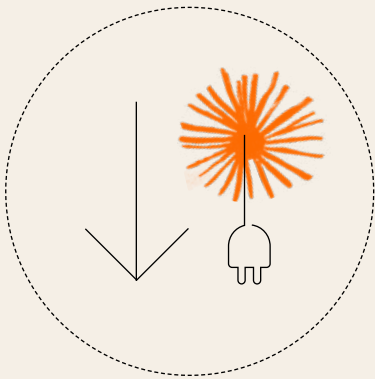


Environmental and Financial Savings

Solhaven homes offer significant savings on energy costs, cutting heating and cooling expenses by 500% compared to typical Australian homes, potentially saving homeowners up to \$433 annually. Additionally, these homes can reduce retrofit costs for electric vehicle charging by up to \$3,000, are built to passive house principles with a Quality Guarantee from reputable manufacturers to ease worries about workmanship and ongoing maintenance, and are designed to meet the needs of the future with fossil fuel-free features and advanced NatHERS ratings. They are also engineered for climate resilience, flood-free up to a 1,100-year flood standard, and provide energy-efficient solar and electric hot water heat pumps 75% less costly than conventional systems.

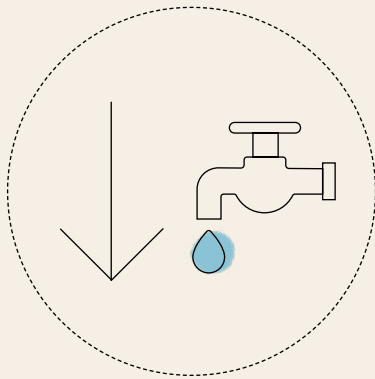
57% Energy Use Reduction

Annual Energy Use per Unit 6MWh ~ \$800*



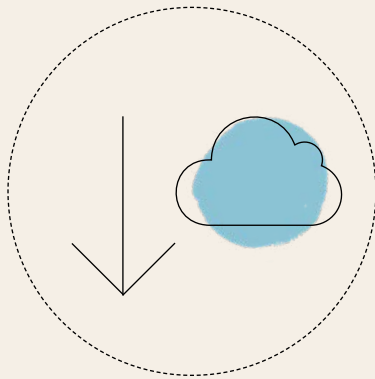
24% Water Use Reduction

Annual Water Use per Unit 96kL ~ \$270*



107% Operating Carbon Reduction

Annual Operating Carbon per Unit -0.72 tCO2eq



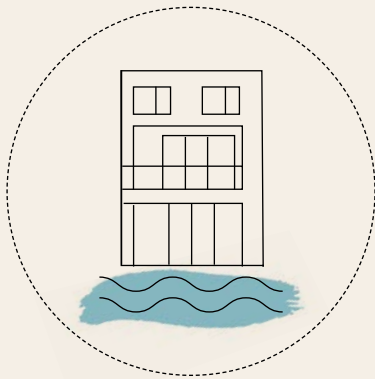
Keep the air cleaner

Solhaven homes will reduce your households CO2 emissions by up to 30 tonnes per year. That's the equivalent of planting 1,500 trees a year.



Flood Resilience

Made to last to minimise damage and climate rebuilt costs



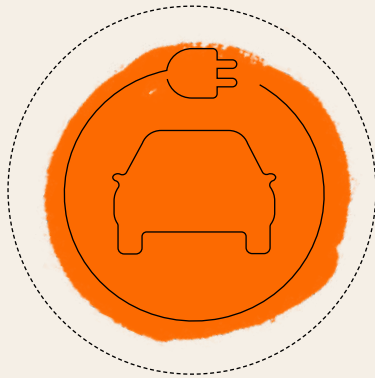
Save on Bills

Energy costs for electric hot water heat pumps are 75% less than the cost of standard electric hot water heating.



Go Electric and Save

Reduced your retrofit costs for EV charging when electric vehicles become the norm by up to \$3,000.



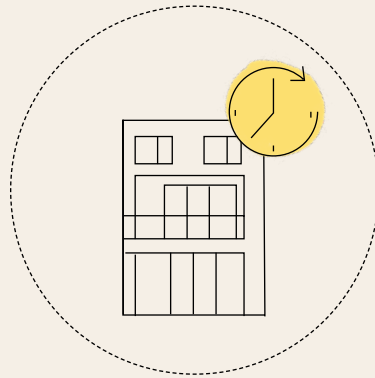
Quality Guarantee

Own a CADRE home with a Quality Guarantee made from household names meaning less worries about, workmanship, or the need for ongoing maintenance.



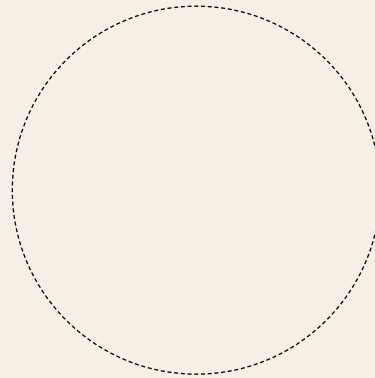
Future Ready

You can own your very own unique home that is already comparable to those that will be built in 10 years time. Solhaven homes come fossil fuel free and with a NatHERS rating far in excess



Nathers Rating

Nathers Rating up to [7*] nearly 100% more energy efficient than todays 2022 standard practice.



* Utility cost estimates do not include energy tariffs or any supply and consumption charges
* All costs are variable and subject to change pending usage patterns of occupants
** Proposed figures are based on take up of 80% solar on rooftop

Climate Resilience

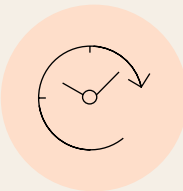
A large portion of Australia is classified as a flood zone. It is the nature of this wild and beautiful country we call home. Building in a flood-prone area demands careful consideration of design and construction methods to safeguard against potential damage. CADRE excels in this arena by consulting closely with local councils and engaging professionals who understand the complexities of the flood zone to ensure compliance and safety and by employing advanced building techniques, including elevated flooring systems, durable concrete slabs, and tiling instead of carpeting, providing resilience in the face of flooding

homes designd for future focused climate resilience
Flood levels.
Keep it vague

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Security and Technology

The We Wumbo App provides a comprehensive and user-friendly platform that allows residents to efficiently manage various aspects of their living environment directly from their smartphones. Users can control multiple technological systems that come standard at Solhaven, including electrical appliances, energy management, audiovisual equipment, climate control, LED lighting, intercom system, smart locks, and even access amenities and services like EV chargers, smart parking, and CCTV, ensuring a seamless and connected smart living experience.



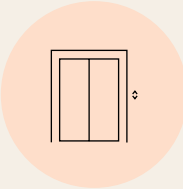
24-Hour Surveillance

Solhaven’s comprehensive 24-hour surveillance system continuously monitors public areas, providing a high level of security and swift response to incidents. This system ultimately ensures the community’s safety and peace of mind throughout the day and night.



Security

Solhaven’s multi-layered security approach combines visual surveillance, advanced technology, and community engagement. It promotes a safe and connected environment where residents feel valued and empowered to contribute to the neighbourhood’s collective security.
Mention gates, street ligthing



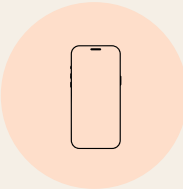
Private Lifts (purchaser upgrade)

Solhaven features private lifts providing residents exclusive access, ensuring convenience and enhanced privacy. These smart lifts seamlessly integrate into daily life, allowing efficient movement between floors while maintaining a luxurious living experience.



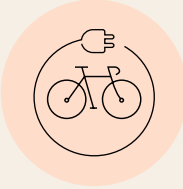
Intergrated Intercom System

Integrated intercom systems at Solhaven enhance resident security and convenience by enabling remote communication and video access. These systems allow residents to verify visitors at their doors, ensuring peace of mind while away from home.



Smart Phone Operation

Smartphone operation involves touchscreen navigation, app management, and voice commands. It enables users to communicate, access information, and control smart devices effortlessly. Smartphones combine technology, convenience, and connectivity in daily life.



EV Bike and Car Charging

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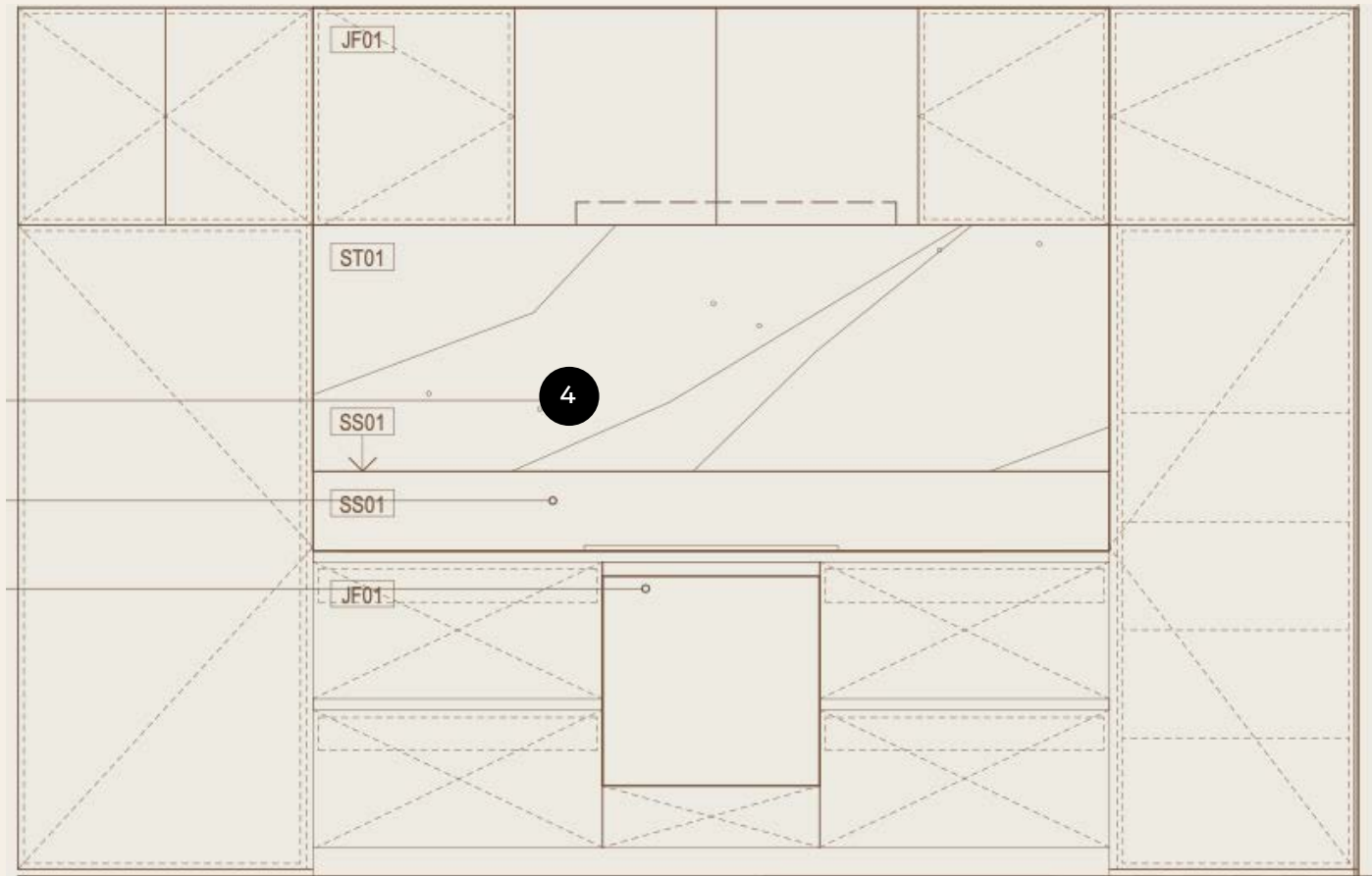


Kill Switch

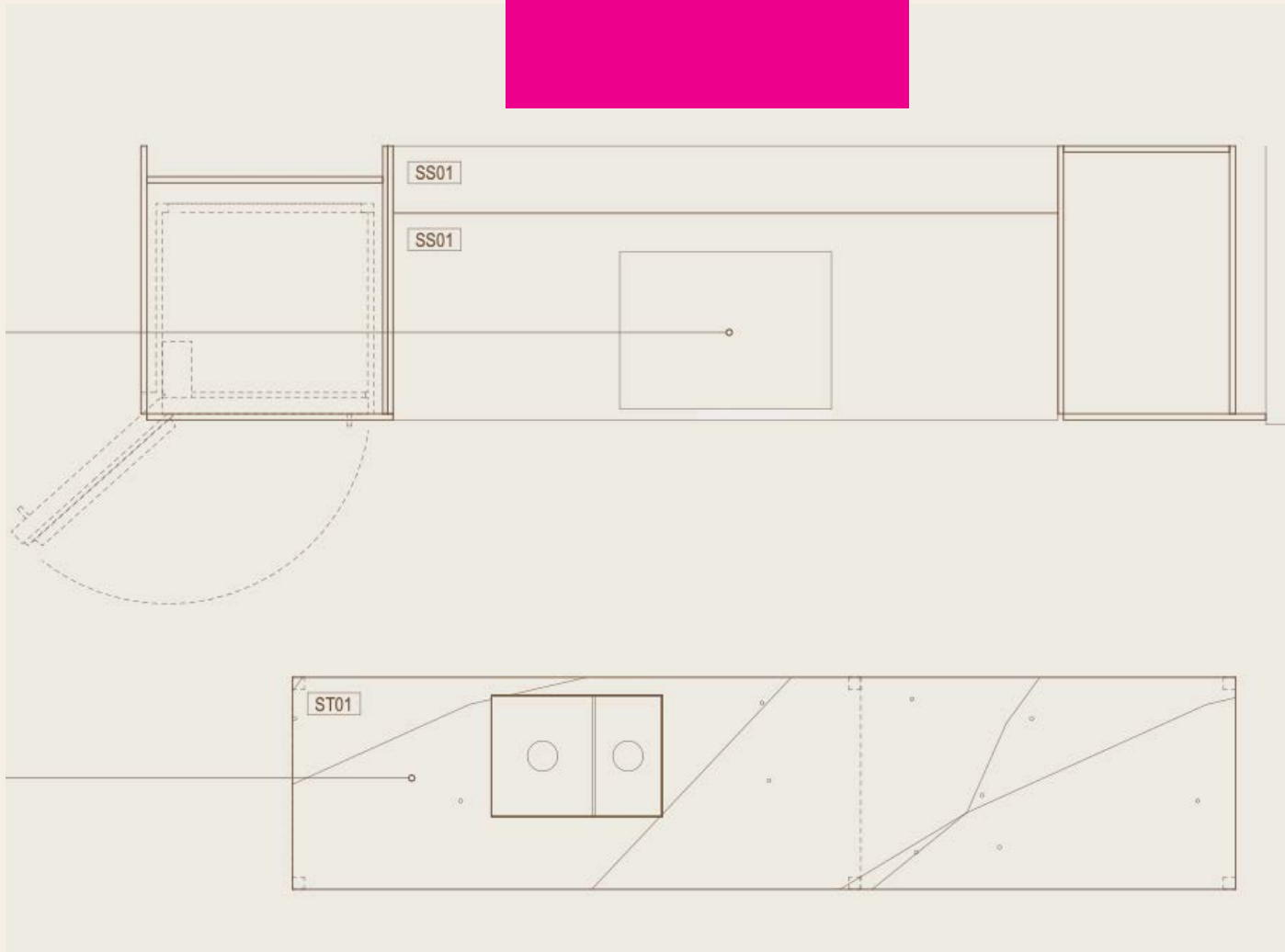
Kill switches at Solhaven enable operators to immediately shut down machinery, ensuring worker safety and preventing accidents in emergencies or system malfunctions.

Made for you

The design of these homes in Solhaven reflects a thoughtful blend of versatility and holistic living, prioritising empathic architecture that integrates seamlessly with the natural beauty of the coastal environment. By connecting to the surrounding village ecosystem and remaining easily accessible to the urban vibrancy of Ballina and Byron Bay, these flexi-homes not only embody sustainability and aesthetic appeal but also cater to the unique lifestyles and rituals of their inhabitants, creating a living space that is as functional as it is inspired.



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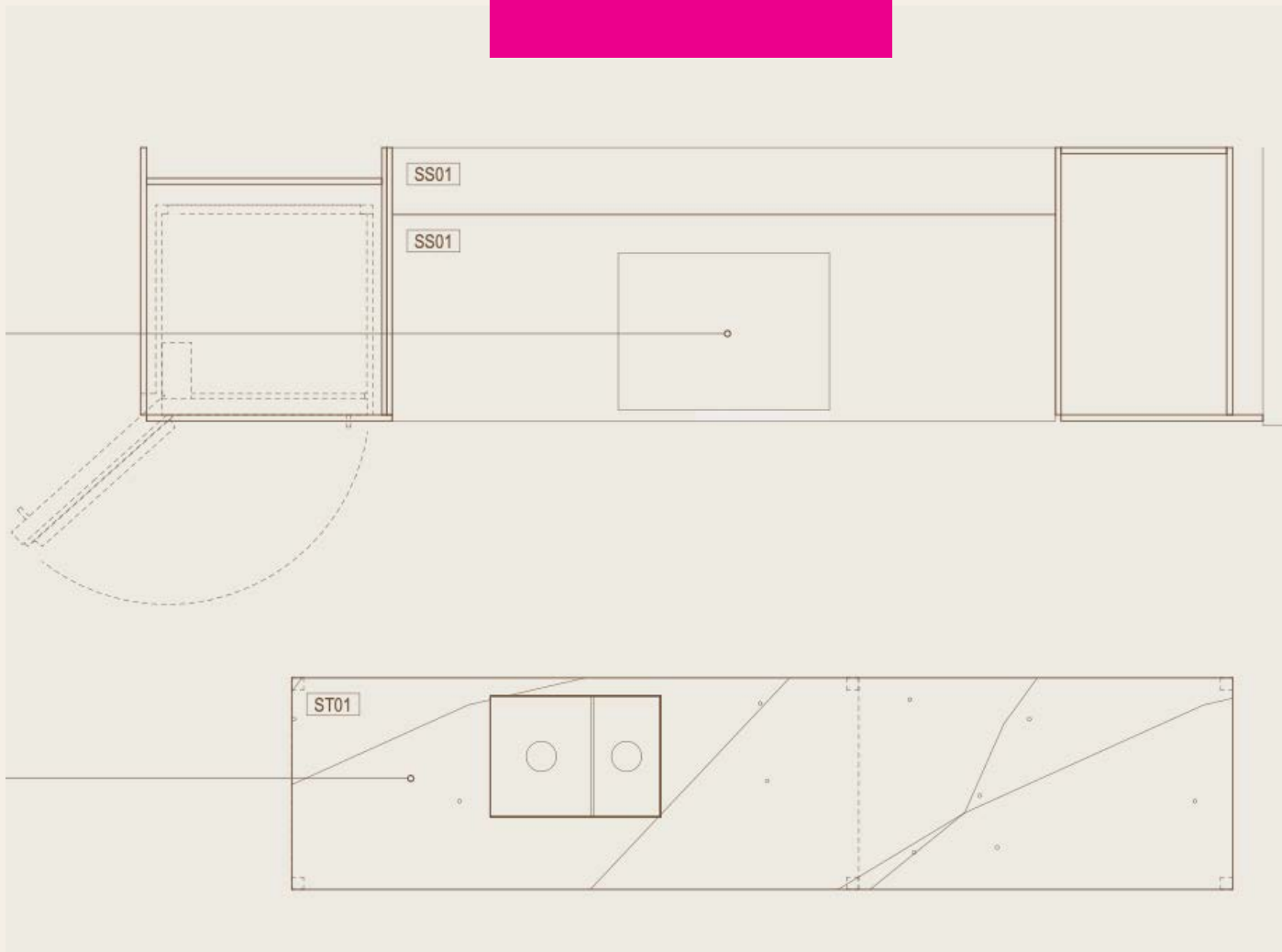
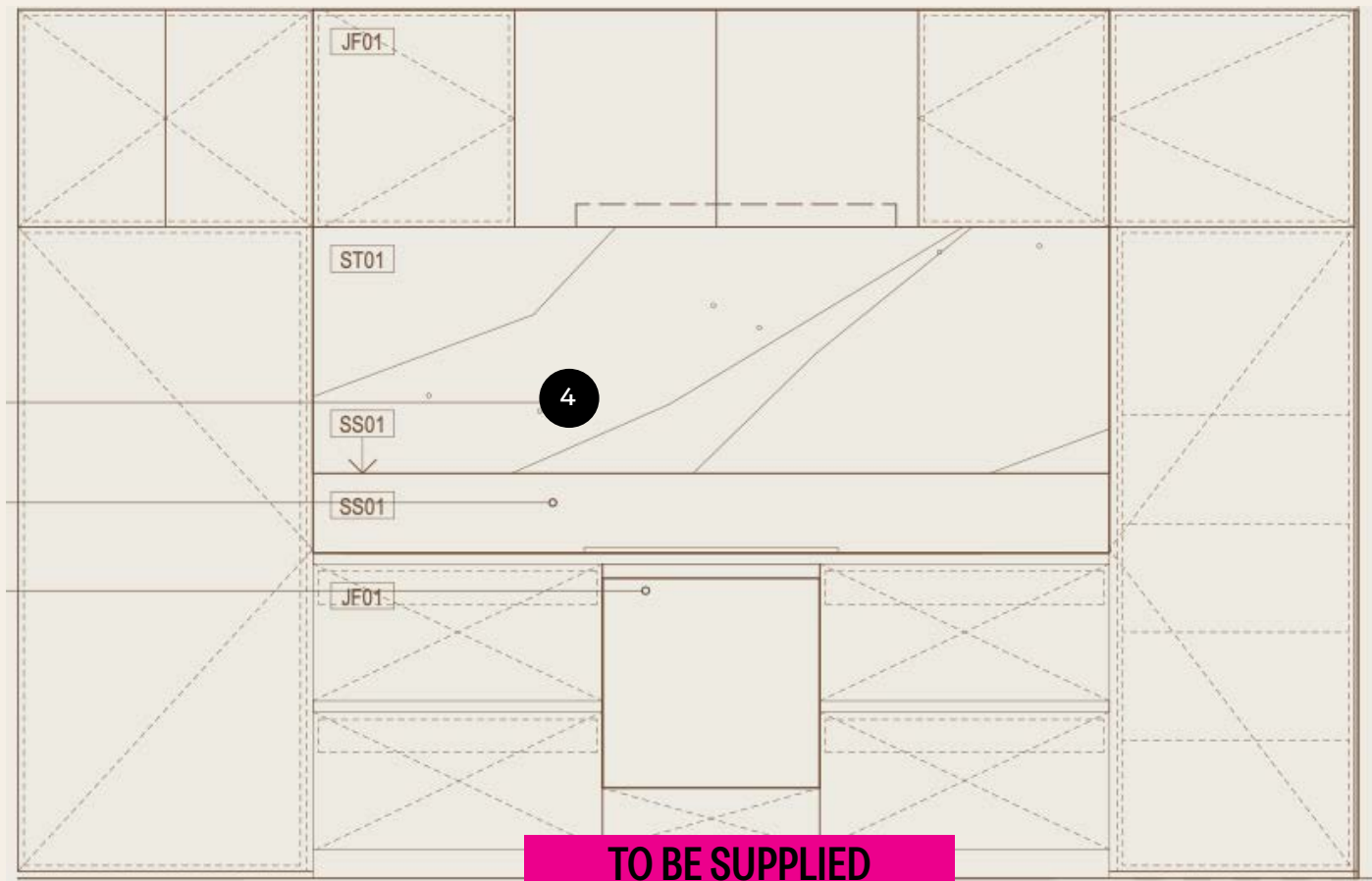


- (1) Lush, coastal planting style, that reflects the original regional ecosystem of the site to protect and enhance native flora and
- (2) Central village common green space makes for the perfect meeting place central tree for shade and open
- (3) Planting softens overall architecture with cascading planting and creeping foliage
- (4) Practical and low maintenance planting with minimal intervention
- (5) Landscaping is used as a way to enhance security creating natural thresholds

Kitchen Design Details

A palette of materials has been selected to reflect natural tones, depth and variation. Honed stone bench tops, timber floors, sleek integrated appliances of minimal expression and tonal joinery are elevated by subtle details such as dado rails and frosted glass splash-backs animated by the soft sway of subtropical foliage beyond. The outcome is kitchens that surpass the norm, defying the borders previously drawn across the design of multi-residential communities to craft a resonant unity between economy, convenience and a level of sensorially engaging beauty.





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Bathroom Design Details

Edited precision is the prevailing design language in the bathroom, where a subtle yet intentional space has been cultivated as a sum of many carefully selected parts. A focus on clean lines and precision is balanced by thoughtful attention to detail. The incorporation of floating joinery, strategic storage behind mirrors, and intelligent lighting plans create a harmonious and calming atmosphere that allows the mind to settle into a restorative quiet.



Interior Finishes

Item	Location	Colour/Finish	Image
General Paint	Walls General	Dulux Low VOC Wash Wear at Bathrooms & Kitchen Natural White	HIGH RES IMAGE TB SUPPLIED
Ceiling Paint	Ceiling General	Dulux Low VOC Natural White	HIGH RES IMAGE TB SUPPLIED
General Paint	Skirting,Arcs, Door James	Dulux Aqua Acrylic Enamel Natural White	HIGH RES IMAGE TB SUPPLIED
Laminate	Location	Matt Finish Amaro	HIGH RES IMAGE TB SUPPLIED
Joinery Finish	Location	Laminate Woodmatt Blonde Oak Legato Montage	HIGH RES IMAGE TB SUPPLIED
Joinery Finish	Location	Rattan Open Weave	HIGH RES IMAGE TB SUPPLIED

Item	Location	Colour/Finish	Image
Timber Flooring	Generally	Oslo Made By Block	HIGH RES IMAGE TB SUPPLIED
Timber Stair Treads & Risers	Staircase	Oslo Made By Block	HIGH RES IMAGE TB SUPPLIED
Stone	Generally	Natural Stone Tundra Light Limestone Honed	HIGH RES IMAGE TB SUPPLIED
Porcelian Tile	Location	Paris Natural IS Vein Cut Oat	HIGH RES IMAGE TB SUPPLIED
Paver	Exterior	Asphalt Mud Integra Surfaces	HIGH RES IMAGE TB SUPPLIED
Carpet	Location	Classic Texture – Multi Level Loop Pile Godfrey Hirst 505 Damask	HIGH RES IMAGE TB SUPPLIED

Interior Finishes

Item	Location	Colour/Finish	Image
Glass	Shower Screen	Safety Gloss	High Res Image TB Supplied
Mirror	Bathroom Mirrors	Decor Mirror Clear	High Res Image TB Supplied
Mirror	Bar Joinery	Decor Mirror Clear	High Res Image TB Supplied
Flooring	Basement	Concrete Finish, Polished Concrete Grind back slab & seal	High Res Image TB Supplied

Hardware

Item	Location	Colour/Finish	Image
Door Lever	General	Polished Stainless Steel (PSS)	
Cavity Slider Pull	General	Polished Stainless Steel (PSS)	
Door Turnsnob	General	Polished Stainless Steel (PSS)	
Door Stop	General	Polished Stainless Steel (PSS)	
Compact Self-close Bin	Kitchen	-	

Lighting and Electrical

Item	Location	Colour/Finish	Image
Recessed Pinhole Downlight	Kitchen	White Round Pinhole LED Downlight White	
LED Strip Lighting	Kitchen and Bathroom	LED Strip	
Track Lighting	Gf Commercial	Led Multi Track Light White Powdercoat	
Feature Wall Light	Kitchen	Plaster 2-Way Curved Wall Light	
Wall Light	Bathrooms & Ensuites	White Glass Natural Anodized Backplate Cast solid glass,aluminum	
Electrical Switch Plate	General	Matt White	

Item	Location	Colour/Finish	Image
Electrical GPO	General	Matt White	
Exhaust Fans	Bathrooms, ensuites, laundry	-	
Ceiling Fan	-	Beachwood	

Kitchen and Bathroom

Item	Location	Colour/Finish	Image
Mixer	Kitchen	Stainless Steel	
Mixer	Bathroom	Chrome	
Wall Mounted Spout	Powder Room	Chrome	
Mixer	Powder Room And Shower (Bathroom)	Chrome	
Double Kitchen Sink	Kitchen	Stainless Steel	
Mounted Basin	Powder Room	Matt White	

Item	Location	Colour/Finish	Image
Wall Hung Basin	Bathrooms	Matte White	
Bottle Trap	Bathrooms	Chrome	
Inset Bath	Bathroom	White with Anti-Slip	
Toilet	Bathrooms	Gloss White	
Toilet Roll Holder	Bathrooms	Chrome	
Towel Rail	Bathrooms	Chrome	

Appliances

Item	Location	Colour/Finish	Image
Miele 60cm Integrated Rangehood	2 Bed Kitchen	Stainless Steel	
Miele Integrated Rangehood	3 Bed Kitchen	Stainless Steel	
Miele 62cm Induction Cooktop	2 Bed Kitchen	Black	
Miele 80cm Induction Cooktop	3 Bed Kitchen	Black	
Miele Pyrolytic Built-In Oven	Kitchen	Black	
Fisher & Paykel Integrated Dishwasher	Kitchen	-	

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